Capital Needs Assessment Project Summary



Project: Okeechobee Center Date: 9/20/2019

Provider

Name: Zeffert & Associates

Addr1: 12101 Woodcrest Executive Dr.

Addr2: Suite 180

City: St. Louis

State: MO Zip Code: 63141

Phone: 314-514-7711

Email: mcoon@zeffert.com

Site Information / Unit Mix

Type: Family

Year Built: 1968, 1980, 1988, &

Last Renovated:

0 Bedroom Apts: 61

1 Bedroom Apts: 0

2 Bedroom Apts: 138

3 Bedroom Apts: 166

4 Bedroom Apts: 35 Fully Acc. Apts

Total Dwelling Units: 400

Owner

Name: Belle Glade Housing Authority

Addr1: PO Box 577

Addr2:

City: Belle Glade

State: FL Zip Code: 33430

Phone: 561-996-2140

Email: alan@bgha.comcastbiz.net

Project

Name: Okeechobee Center

Addr1: 100 Everglades St

Addr2:

City: Belle Glade

State: FL Zip Code: 33430

County: Palm Beach

Phone:

Email:

Inspection Report

Date: 3/5/2017

Inspector: David Sheurman

Capital Needs Assessment Narrative



Project: Okeechobee Center Date: 9/20/2019

Double Click Here to insert the Narrative-->



Instruction - Double click on the Microsoft Word Document link (above) to insert the narrative section in accordance with the categories listed below:

Capital Needs Summary - Include a general description of the property and purpose of the assessment. Summarize the total budget for capital needs, including funds needed in the reserve account and funds from any third party source. Explain which property components will absorb a majority of the needed funds.

Health and Safety - Include specific items that must be remedied immediately. Such items as an inoperable central fire alarm system, missing / unsecured railings, blocked / inadequate fire egress, or property wide rodent infestation would be entered here.

Site - Include specific site amenities, such as walks and fencing, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Architectural - Include specific architectural elements, such as roofing and interior common areas, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed

Mechanical and Electrical - Include specific mechanical and electrical materials, such as furnaces and meters, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions are needed.

Dwellings - Include specific dwelling unit items, such as appliances and flooring, that need to be specially maintained, repaired, replaced, or improved immediately or during the 20-year long term schedule. Describe the condition of the items and when the appropriate actions is needed.

Accessibility - Include items such as:

- How the property meets applicable local, state, and federal laws and standards for accessibility.
 Description of any actions and their estimated costs to correct any deficiencies noted during the spection.
- An opinion on the adequacy of any existing property Transition Plan to achieve compliance.

Environmental - Include items such as:

- An assessment of observed or potential on-site environmental hazards.
- Results of any existing tests for the presence of radon, lead in water or paint, mold, and other environmental concerns.
- An opinion on the adequacy of any existing lead based paint risk assessment for properties constructed before 1978.

Recommendations - Include recommendations for any additional professional reports as deemed necessary, such as additional investigations on potential structural defects or environmental hazards.

Needs Funded by Third Party - Identify any needs being or to be funded from a third party, such as tax credits. Include a description of the work, the source of funds, the year's) the work is planned to be completed, and the total estimated costs in current dollars.

Acknowledgements - Include the names and addresses of persons who: were interviewed during or as part of the inspection; provided information for the assessment; and performed any portion of the assessment on behalf of the provider.

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Capital Needs Assessment Materials and Conditions - Site



Capital Needs Assessment Capital Needs Over the Term - Site

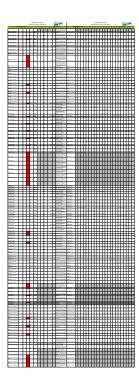


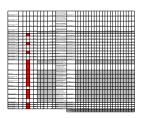
Project:	Okeechobee	e Center								Date	Development : 9/20/2019	Project	Okeec	hobee	Cente	r		·									D	ate: 9/	20/2019		Rural Develop	ment
Item	EUL	AGE	RUL	Cond	l Action	DUR	QTY	Unit	Unit Cost	Total Cost	Comments	Item		1	2	3 .	5	6	7	8 2027	9	10	11	12	13 2032	14	15	16 1	7 18	3 19 37 2038		Total
item	EUL	AGE	RUL	Cond	Action	DUR	QIT	Unit	Cost	Cost	1968 Units - no issues	item	нез	2020	2021	2022 20	23 202	4 202	2020	2021	2028	2029	2030	2031	2032	2033 2	2034 2	035 20	36 203	7 2038	2039	Iotai
lectric distribution lines	40	50		0 Good	No Action	0	0	0	0		identified nor reported at time of audit	Electric distribution lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
											1982 Units, Max. EUL based on current condition - no issues identified nor reported																					
lectric distribution lines	40	36		14 Good	No Action	0	0	0	0	- (at time of audit	Electric distribution lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
lectric distribution lines	40	30			N- A-6			0			1988 Units, Max. EUL - no issues identified nor reported at time of audit																					
	40	28		Good	No Action	0	0	0	0		1990 Units, Max. EUL based	Electric distribution lines	0	0			9	0	0	0 0	0	0	0		0	0	0	0	0			
Electric distribution lines	40	28		22 Good	No Action	0	0	0	0	-	on current condition	Electric distribution lines	0	0	0	0	1	0	0	0 0	0	0	0	9	0	0	0	9	0	9	0 0	
											each phase requires a different age some older unit																					
											buildings have been replaced over the years, determining																					
											amount of each age is difficult to determine, electric																					
Electric distribution lines	40			40 Good	No Action	0	U	0	0	-	company should maintain.	Electric distribution lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0 0	0 0	
encing: chain-link	40	28		22 Good	No Action	0	0	0	0		lift station surround, Max. EUL based on current condition	Fencing: chain-link	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
ighting: pole mounted lights	25	0		25 Fair	No Action	0	0	0	0		Pole lights are maintained by electric company.	Lighting: pole mounted lights	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
Mail Kiosk	15	7		8 Fair	Replace	1	20	ea	1170.1	2340		Mail Kiosk	0	0	0	0	0	0	0	0 23402	0	0	0	0	0	0	0	0	0	0 (0 0	2340
											1990 Units, several of the walkways to units have settled leaving a difference in height																					
											to the entry >1/2", must be repaired/replaced immediately																					
											as Health & Safety item. Most other units do not have																					
Paving pedestrian: asphalt Paving vehicular: asphalt	25	28		0 Poor	Repair	1	695		1.27		sidewalks.	Paving pedestrian: asphalt Paving vehicular: asphalt	883	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0 (0 0	88
verlay 2"	20	13		7 Good	Repair	1	625000	sf	1.27	793750	all resurfaced 2004 system routinely tested and	overlay 2*	0	0	0	0	0	0	0 79375	0 0	0	0	0	0	0	0	0	0	0	0 '	0 0	79375
Sanitary: lift station	50	28		22 Good	No Action	0	0	0	0		well maintained, only routine maintenance foreseen	Sanitary: lift station	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
											1968 Units - Max. EUL, no issues identified nor reported																					
Sanitary: sewer lines	50	50		13 Good	No Action	0	0	0	0	- (at time of audit 1982 Units - Max. EUL, no	Sanitary: sewer lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0 1	0 0	
Sanitary: sewer lines	50	36		25 Good	No Action	0	0	0	0		issues identified nor reported at time of audit	Sanitary: sewer lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
Sanitary: sewer lines	50	30		30 Good	No Action	0	0	0	0		1988 Units, Max. EUL based on current condition	Sanitary: sewer lines	0		0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
Sanitary: sewer lines	50	28		22 Good	No Action	0	0	0	0	-	1990 Units	Sanitary: sewer lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0 /	0 0	
											each phase requires a different age some older unit buildings have been replaced																					
											over the years, determining amount of each age is difficult																					
Sanitary: sewer lines	50	0		50	No Action	0	0	0	0		to determine	Sanitary: sewer lines	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	4
											appears to have been damaged at top, edges need																					
											repair, & actual printed sign should be cleaned (may have many years of service with																					
Signage: entrance/monument	25	28		1 Poor	Repair	1	1	ea	1000	1000	repairs)	Signage: entrance/monument	0	1000	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	•	0 0	100
											various conditions & ages, it																					
											appears they are replaced as needed - maintained as part of annual operating budget																					
ignage: roadway / parking port Court: concrete	15 25	28		15 1 Poor	No Action Replace	0	0	0	9173.47	9173.4	(routine maintenance)	Signage: roadway / parking Sport Court: concrete	0	9173	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	917
ot Lot: playground quipment	15	14		1 Poor	Replace	3	1.	98	7687.1	7687.:	Tot Lot was installed & was destroyed within weeks	Tot Lot: playground		2562	2562	2562					0		0	٦			0	2562 2	562 25		0 0	1537
ot Lot: ground cover loose ark	15	1/		1 Poor	Construct	2	1000	SE.	2.25	2250)	equipment Tot Lot: ground cover loose	"	750	750	750		0		7	0	1	0	,	r.	0	0			750 0	0 0	1537
rash: dumpster enclosure,	20	14		20	No Action	3	1000		2.23		NA, street side service	Trash: dumpster enclosure, CMU		750				0	0		0				0		0		0			, ,,,
Itilities: gas supply lines	40			40	No Action	0	0	0	0		NA, no gas supplied to property		-			0		0	0				0	,			0		0		0 0	
инисэ. ука эциру штех	40				INO MUNUTI	0	0	0			1968 Units - Max. EUL, no	Utilities: gas supply lines	0			0				T 0	U		U	J	U	0	U	,				
Vater Mains/Valves	50	50		13 Good	No Action	0	0	0	0	-	issues identified nor reported at time of audit	Water Mains/Valves	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
Vater Mains/Valves	50	20		25 Good	No Action		0	0	0		1982 Units - Max. EUL, no issues identified nor reported at time of audit	Water Mains/Valves																				
Vater Mains/Valves Vater Mains/Valves	50 50	30		20 Good 22 Good	No Action No Action	0	0	0	0	-	1988 Units 1990 Units	Water Mains/Valves	0	0 0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	
vector ividilis/vdIVES	50	28	ļ .	22 0000	INO ACIION	0	0	0	0		each phase requires a	Water Mains/Valves	0	0	0	0	U	U	U	0	0	0	0	0	0	0	0	0	U	0 0	0 0	
											different age, some older unit buildings have been replaced																					
Maran Marian & Grisson	50			-	N= 4=6						over the years, determining amount of each age is difficult																					
Vater Mains/Valves	50			50	No Action	0	0	- 0	- 0		to determine	Water Mains/Valves Uninflated Total		13486						0 23402			0						312 33			84808
												Inflation Factor (3% Inflated Total	1.0000	1,0000	1.0300	1.0609 1. 251.4	0927 1.12	255 1.15	0 9477	1 1.2299 9 28782	1.2668	1.3048	1.3439 O	1.3842	1.4258 O	1.4685	1.5126	1.5580 1	6047 1.6 315 54	528 1.702 175 (1.7535	101380

				Saber	Capital ials and	Needs /	Assessi ons - Ar	ment chitect	tural		US	DA 🌉							Capita	Capita il Needs	I Needs Over th	Assi e Ter	nssm m - A	ent rchite	ectural					USD	A P	*
Project	Okeecho	AGIS	N RI	UL	Cond	Action	DUR	OTY	Unit	Cost	Total Cost	Comments	Project	H & S	2020	2021	2022	2022	2024	2025 202	2027	228 2	50 1829	11 2020	12 2031	13 2032 1	14	15 2034 2	16 1 1025 20	19019 18 36 2027	19 2028 :	20 1239 Yorki
Building structure reinforced concrete Building structure reinforced	1	00 1	50	500	Good	No Action	٥					1966 units	Building shustone stickness concein																J			J
Studding structure: reinforced concrete Studding structure: reinforced	1	00 :	26	640	Good	No Action	٥					1992 Units	Suising shusture printered concerte					٥	۰	0		٥	٥			٥	o	0		0 0		
concrete	1	20	20	700	bood	No Action	٥					1998 Units	Suising shustore printered concerte					۰	۰	0		٥	۰	-			0	0	4	0 0	-	
Building structure: reinforced concrete	1	20 :	26	720	bood	No Action		-				1990 Units	Building shustors reinforced concerte	-	-	-			۰	0	9 9	0	٥	-		0	0	9	4	0 0	-	0
Building structure: Se downs, clips, braces, straps, hangers, shear walls/panels								١.,	J .			1966 units	Building shunture for drown, olyn, brazen, schape, bargers, shear andiolysenth		١.	١.	١.				IJ									Ι.		
Ruiding structure: Se downs.													Suising structure for							1		ì						7	1	Ï		
Building structure: fie downs, clips, braces, straps, transpers, shear wallstpanels		is :	36	290	bood	No Action	٥					1992 Units	Building shusture de donne, rôpe, braces, skape, hanges, sheur exilishmets					٥	۰			0	0			0	0			0 0		
Building structure: Se downs, clips, braces, straps, hangers, shear walls/panels													Building shustone for drawn, olips, lorsons, shape, hampen, shour and histories								Ш											
hangers, shear walls/panels		15	20	450	Good	No Action		-	-	-		1999 Units		_			-	-	-		4	-	-	_	-	-		•	+		-	
Building structure: Se downs, clips, braces, straps, hangers, shear walls/panels				471	lood.	No. Action			١.			1990 Units	Building situature for dozen, clips, lorsore, shape, hargers, shear sold, hard		١,	١,	١.															
narges, som wangares					220	-	_		1			1968 units - roof overhang	paspans				Ľ	Ť		1	Ħ	Ť	Ĭ	_	Ť	1	٦	Ť	Ť	1	i	1
												foundation, steel support posts, appears support posts									Ш											
Canopy woodinetal			10	201	lood	No Action						1948 units - roof overhang with concrete being part of foundation, steel support posts, appears support posts fave been replaced (instituted age based upon current condition)	Carrow annuliness				١.															
		Т	Т																		П	Т	П		П	П	П	Т	Т	Т	П	
												swith concrete being part of foundation, steel support									Ш											
												posts, some support posts need to be repaired/replaced, at least 1 has been allowed to									Ш											
Canopy woodinetal		10 :	36	- 4	air .	Regair	- 2	236	ilea	88.20	£20860.0	rived through 1999 Units - roof overhang	Carego monthesial	-	-	-	H.	6943	4963	6963	11	- 0	- 0	-	1	- 0	6	1	1	0 0	-1	0 3046
												foundation, steel support posts, Extended EUL based									Ш											
Canopy woodinetal		10	20	108	lood	Maintain	-	- 8	dea	68.20	7779.3	ton current condition 1990 Units - roof overhang	Carry mothers								н	ń	2002	259.3	290		- î	1				-
												with concrete being part of foundation, steel support costs, Max. EUL based on									Ш											
Canopy woodinetal Doors: overhead door		10	15	150	Good	No Action	0			1579.9	-	current condition estimated age based upon	Carego monthesia	-			0	٥	٥	0	0 0	0	0		0	٥	0	0		0 0	-	0 -
		1	1			myadC0				4479.5	with the	Courset condition) 1882 Usinos - send overshamp Short Sandard	and the second steel	ď			ď	ď	Ė	Ť		i	i	r		i	í	100	Ť.		ú	1
Doors: unit ettly, door solid wood/fiberglass clad,												huricane rated (HD) and fiberglass exterior easily	Cours unit miny door											ı								
woodfiberglass clad, hurricane sated Doors: unit entry, door solid woodfiberglass clad, hurricane sated		10	-	24	accd	No Action	0	-	-	-		prepared & worth rust	Description rated		-	-		- 0	-	0	9	- 0			-	-	- 6	9	-	0 0		-
hurricate tated Doors unit entry door solid		10	24		Poor	Replace	- 2	170	lea	361.81	\$8807	THE UNK	Increase rains	H	10436	10400	18836	-		0	1 1	0	- 0	-	1		0	9	+	0 0	н	0 9990
wood/fiberglass clad, hurricane sated		10	24	69	w.	Replace	_ 2	36	iea	361.81	12665 1									400 AS	420			_					-			0 1288
woodfiberglass clad, hurricane tated		10	16	121	lood	Replace	L.	20	ea.	361.81	7096	1992 Units, estimated age based upon current condition	Creams until entity door solid associffing place start, frontainer rated	Ц	L.	L.	L.	L.	_					_	2345	2348	2346				L	0 700
hurricane tailed Doors: unit entry, door solid woodfberglass clad, hurricane tailed woodfberglass clad, hurricane tailed woodfberglass clad, hurricane tailed boors: unit entry, door solid woodfberglass clad, hurricane tailed			10	J	aceler	No.Arrive						1992 Units, estimated age based upon current condition										J		ı			J	J				
Doors: passage & lock sets		12	12		Poor	Regiace	1	220	ina.			apor cores coldidos	Cours passage & lock															I	I		٥	
		Т		ı								1968 units, a few of the									П	Т	П			П	П	Т	Т	Т		
over concrete block		10	90	J	ar .	Repair	-	111997	ed	5.80	65630	1948 units, a few of the buildings are starting to show the lines of concrete block	Exterior mail shares LE' new concerns block		INDE	INDE	1306	131361	13106								0					0 69630
Exterior walt: stucco: 5/6" over concrete block		10	26	25	lood	No Action	0					1992 Units, Max. EUL	Exterior mail sharon SA' new concentr block						0	0	9 0	0	0			0	0	9	4	0 0		
Exterior wall: stucco: 5/8" over concrete block		10	30	200	Good	No Action	٥					1998 Units	Extension mail solution SAV poor, constructed block								-			_					4		_	
Exterior wall: stucco: S/S* over concerne block		10	26	221	lood	No Action	٥					1990 Units	Extension made wherever Schill power concentral fellows	_,										_	۰							
												1969 units - generally in good condition, repaired/replaced as needed browner, there are									Ш											
Fascia: wood or vinyl		10	50		ar .	Repair	1	22396	er.	4.24	94972.5	areas where wood needs (replaced	Fessie session singi		96874			۰	۰			٥			۰	٥	0					0 6497
Fascia: wood or viryl		10	26	-	Poor	Repair	- 1	12470	at .	4.24	52972	1969 units - generally in good condition, regaliered regulated an needed however, three an assess where wood needs (regulated 1962 Units, areas of the wood needs replaced 1969 Units, areas of the wood needs replaced	Passia associar singl	-	52573	-	-	-	-	-	1	4	-	-		- 0		-	+		-	0 5267
Fascia: wood or viryl			~	-		Repair	- 1	2000	ar .	4.21	16366	(needs replaced	Passia sendor degl	-1	16366	-	١.	-	-	1	11	1	-	_	1	-1	- 0	1	1		-1	0 3636
												1990 Units, generally in good condition however, there a few areas that need repair may consider covering with aluminum to make more unaintenance free									Ш											
Fascia: wood or vinyl				ı,		Recair		2412	ar .	421	14456.8	may consider covering with aluminum to make more (maintenance free	Preside second or street		1640	١.	١.															0 1445
Fascia: wood or vinyl Foundation: piers & grade beam with reinforced												1966 units	Poundation piers, & grade leave with reinforced possessie								П									П		
concrete Foundation: piers & grade beam with mintored concrete Ecundation: piers & grade	_			-	220	- ALIGN	_					A PART LINES.	Promision pirm & grade beam administrates pomoste	i			Ľ	Ť	Ť	1	Ħ	Ť	Ĭ	_	Ť	-		Ť	Ť	1	Ħ	1
concrete Foundation: piers & grade beam with reinforced concrete	1	0	36	640	lood	No Action	0	-	-	-		1882 Units	Providence piece & grade learn alle rentered	-	-	-	-	۰	٥	0	9 0	0	٥	-	- 0	0	0	9	1	0 0	-	-
concrete Foundation: piers 4 grade	1	00 :	30	700	lood	No Action		-				1998 Units		_			-			-	++		-0	_		-		•	+		-	
Foundation: piers & grade beam with reinforced concrete	1	00 :	26	720	lood	No Action	٥					2990 Units addition of gutters may help to limit enosion around unit buildings	Provision pins 5 pain lean all minimal possess					٥	٥	0		٥	o			0	0	o		0 0		
Gutters/Downspouts: aluminum/vinyl		10	20	ı,	Poor	Construct	s	14972	er.	10.67	15976	limit erosion around unit buildings	Cultima Desamposite plumina militarji		36.000	36.000	32890	32010	32010			٥	٥				0					0 20075
												1969 units, original artic insulation was 3.5° batt, now									Ш											
												on top, total value approx. R- 19.4, recommend adding									Ш											
Insulation: batts, blankets, rolls, fiberglass or mineral wool		10	50	ı,	lood	Construct	5	191210	Set	0.825	157753	additional loose cellulose insulation to reach at least R- (28 (Energy Star)	Insulation lasts, Markets, rolls, Morglass or mineral anni	١.	36.960	36.960	35863	32012	2010								0					0 26776
		Т										1999 Units, 6" batt, approx. R 19, recommend adding									П											
Insulation: batts, blankets, volts, fiberglass or mineral wool		10	20		Good	Construct		34921	Lef .	0.825	20009.0	jaddhonal loose ceaucse jinsulation to reach at least R- (28 (Energy Star)	insulation baths, blankets, mile, filosophess or mineral anni	١.	670	6760	100	616	6762								0					0 2860
												1990 Units, 4" batt, approx. R 11.2 (blueprints called for R-									Ш											
Insulation: batts, blankets, jobs, fiberglass or mineral wool			20					30353		1.2225		additional loose cellulose insulation to reach at least R-	Insulation batts, Markets, Jolls, Morglato or mineral								Ш											
94001			-	Ť	2000	Canadiac		2030	461	1.23/4	GF901.8	1992 Units, 9" of loose		ď	760	760	Nii.	7612	7613	1	11	1	- 0	_	1	9	-	1	1		-1	0 196
Insulation: loose fill,												recommend adding additional loose cellulose insulation to	and the last of								Ш											
Insulation: loose fill, Sberglass, cellulose, mineral wool	-	10	26		bood	Construct	- 5	103296	ed	0.825	85212	pleastings and the second seco	Insulation Inner EL Moregians, cellulesas, pricessal assol	-	17940	17940	2540	17540	17040					-		-	0	4	4			0 8625
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Paints and Stains: exercior stacco (masonary skim-cost)			1			No Action						pawedings are generally painted as needed (1 building being painted during audit)	Paints and States retards above (necessary slim read)							0							0			0 0		
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Capital Needs Assessment Executive Summary



Project: Okeechobee Center Date: 9/20/2019

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Item	H & S	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Total
Site	883	13486	3312	3312	0	0	0	793750	23402	0	0	0	0	0	0	0	3312	3312	3312	0	0	\$848,082
Architecture	0	471009	324024	324024	275692	234889	12604	5650	27743	12984	93898	80914	83713	2799	2799	16857	0	0	0	0	0	\$1,969,598
Mech & Electric	0	839204	845031	870317	113550	116664	49276	217105	292950	319358	152874	139951	186925	344664	384740	322094	170019	134188	125661	154220	142414	\$5,921,205
Dwelling Units	0	777994	781190	784063	152169	322119	225326	251723	270154	257442	160757	133158	93971	56548	96891	90100	276502	233913	228271	142511	253653	\$5,588,457
Uninflated Totals	883	2,101,693	1,953,557	1,981,716	541,411	673,672	287,206	1,268,229	614,250	589,784	407,529	354,022	364,609	404,012	484,430	429,051	449,833	371,414	357,244	296,731	396,066	\$14,327,342
Inflation Factor (3%)	1.0000	1.0000	1.0300	1.0609	1.0927	1.1255	1.1593	1.1941	1.2299	1.2668	1.3048	1.3439	1.3842	1.4258	1.4685	1.5126	1.5580	1.6047	1.6528	1.7024	1.7535	
Inflated Totals	883	2,101,693	2,012,163	2,102,403	591,615	758,223	332,950	1,514,332	755,450	747,121	531,733	475,777	504,704	576,024	711,401	648,979	700,826	596,010	590,470	505,165	694,505	\$17,452,426

			Non-Inflated	Inflated
		Immediate Capital Needs:	\$883	
		Total Capital Needs Over the Term:	\$14,326,459	\$17,451,543
		Grand Total Capital Needs:	\$14,327,342	\$17,452,426
Units:	400	Capital Needs Per Unit	\$35,818	\$43,631



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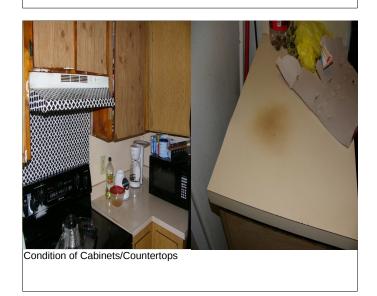
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Capital Needs Worksheet Change History



Version	Date	Туре	Worksheet	Change
1.5h	12/14/2016	Enhancement	Executive Summary Page	Protected to prevent changes to cells and formulas.
1.5h	12/14/2016	Enhancement	EULs	Verifying EUL updated and have all components per recommendations of task force.
1.5h	12/14/2016	Enhancement	Control Page (EULs) and Change History	Hid Control page and password protected page. Password protected Change History.
1.5h	12/5/2016	bug	Workbook locked. Would not allow adding Photo pages	Removed password for workbook. To enable function of inserting new photo page.
1.5g 1.5f	11/1/2016 11/1/2016	bug bug	Updated EUL pages. Updated EUL pages.	Corrected EULs per UNLetter. Corrected EULs per UNLetter.
			All Materials and	
1.5d	8/9/2008	Enhancement		Modified the year on each page to be driven by the report date
1.5d	8/9/2008	Enhancement	All Pages	Removed password from each page.
1.5c	7/25/2007	Enhancement	Photo Page	Photo Pages now support a 4 picture format
1.5b	7/18/2007	bug	Photo Page	Photo Pages may now be inserted by hitting an insert new page button.
1.5b	7/19/2007	bug	All Materials and Conditions Worksheets & Executive Summary	Row sizes will resize automatically for all sheets
1.5b	7/20/2007	bug	All Materials and Conditions Worksheets & Executive Summary	Fixed lookup of EUL for all m&c worksheets
1.5a	7/11/2007	bug	All Materials and Conditions Worksheets & Executive Summary	Columns widths will adjust automatically to accomadate the new titles
1.5a	7/11/2007	bug	All Materials and Conditions Worksheets & Executive Summary	Change Header Title to "H & S"

1.5	7/2/2007	Enhancement	All Materials and Conditions Worksheets & Executive Summary	Year 0 was changed to "Health & Safety"
1.0	11212001	Linancement	a Executive Juninary	Expanded to include Health and
1.5	7/2/2007	Enhancement	Narrative	Safety
1.5	7/2/2007	Bug	Various	Fix several spelling mistakes and expanded some comment fields.
1.5	7/2/2007	Bug	All Materials and Conditions Worksheets	
1.4	8/22/2006	Bug	All	Version was printing 1.3 now changed to 1.4
1.4	8/22/2006	Bug	Mechanical & Electrical Worksheet	Totals were missing off the 20 year plan
1.4	8/9/2006	Enhancement	All Materials and Conditions Worksheets	Changed the "Protect" command to be compatible with MAC Excel and older PC versions
1.4	8/9/2006	Bug	All Materials and Conditions Worksheets	Prevented the overwrite of the total column if the action was changed to "No Action" and back
1.4	8/9/2006	Bug	All Materials and Conditions Worksheets	Allowed Year to be 0
1.4	8/3/2006	Enhancement	All Materials and Conditions Worksheets	Added check to make sure the DUR does not exceed the EUL
1.4	8/3/2006	Bug	All Materials and Conditions Worksheets	
1.4	8/3/2006	Bug	Mechanical & Electrical Worksheet	First line was not pulling the EUL
1.4 1.3	8/3/2006 7/28/2006	Enhancement Enhancement	Photo Page Change History	Changed to make the page a better fit for landscape printing. Added to Workbook
1.3	7/28/2006	Enhancement	All Pages	Added Footer information identifying the section, page number and version.
1.3 1.3		Enhancement Enhancement	Project Summary Project Summary	Set date in top right corner to today, allowing the ability to override if needed Added County to Project
1.3		Enhancement	Narrative	Added embedded worksheet to hold the Narrative Document. Reconfigured the comments.

1.3	7/28/2006 Enhancement	All Materials and Conditions Worksheets	Modified the deletion so all rows can be deleted without affecting the underlying formulas
1.3	7/28/2006 Enhancement	All Materials and Conditions Worksheets	Modified the insert function to allow the insertion of a line below the current line instead of always at the end.
1.3	7/28/2006 Bug	All Materials and Conditions Worksheets	20 Year plan values were not being properly overwritten. Fixed
1.3	7/28/2006 Bug	All Materials and Conditions Worksheets	Comment field was not allowing re-editing. Turned hidden formula off - Fixed